



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE:

MP-2

June 2, 2009

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

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JUNE 2, 2009

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**WEST COAST BASIN BARRIER PROJECT TELEMTRY SYSTEM PHASE 1B  
PARCELS 122T AND 119EX  
APPROVAL OF PROJECT, ACQUISITION OF RIGHT OF WAY  
AND QUITCLAIM OF EASEMENT  
IN THE CITY OF EL SEGUNDO  
(SUPERVISORIAL DISTRICT 4)  
(3 VOTES)**

### SUBJECT

This action is to find the West Coast Basin Barrier Project Telemetry System Phase 1B categorically exempt from the provisions of the California Environmental Quality Act and authorize the Department of Public Works to carry out the project to allow the Los Angeles County Flood Control District to acquire an easement for temporary construction purposes from Boeing Satellite Systems, Inc. and quitclaim a water pipeline easement to Mar Canyon Grand LLC, in the City of El Segundo.

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find that the West Coast Barrier Basin Project Telemetry System, Phase 1B is categorically exempt from the provisions of the California Environmental Quality Act.

2. Approve and authorize the Department of Public Works to carry out the project.
3. Approve the acquisition of an easement for temporary construction purposes in West Coast Basin Barrier Project, Parcel 122T, from Boeing Satellite Systems, Inc., for \$49,400.
4. Find the easement in West Coast Basin Barrier Project, Parcel 119EX, to be no longer required for the purposes of the Los Angeles County Flood Control District.
5. Authorize the quitclaim of easement in West Coast Basin Barrier Project, Parcel 119EX, from the Los Angeles County Flood Control District to the underlying fee owner, Mar Canyon Grand, LLC.
6. Instruct the Chairman to sign the Quitclaim of Easement and authorize delivery to Mar Canyon Grand, LLC.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to fulfill the requirements of the California Environmental Quality Act (CEQA) for the West Coast Basin Barrier Project (WCBBP) Telemetry System, Phase IB, (Telemetry Project) and authorize the Department of Public Works (Public Works) to proceed with the project, which will provide added protection to the groundwater aquifers for the public benefit and approve the acquisition of a temporary construction easement in WCBBP, Parcel 122T from Boeing Satellite Systems, Inc., as necessary to construct the telemetry system.

This action will also allow the Los Angeles County Flood Control District (LACFCD) to quitclaim a water pipeline easement no longer needed for the purposes of the LACFCD in WCBBP, Parcel 119EX, to the underlying fee owner, Mar Canyon Grand, LLC.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Community and Municipal Services (Goal 3), which provides quality public works infrastructure and land development services to our communities and will enhance the quality of life in the County of Los Angeles.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The total cost of the project is estimated to be \$700,000, which is based on the cost to construct similar seawater barrier telemetry projects. A construction contract will be advertised for bids at a later date, contingent upon your Board's approval of this action.

The proposed purchase price of \$49,400 for the temporary easement rights in Parcel 122T is representative of the fair market value and was accepted by the property owner, Boeing Satellite Systems, Inc., (Boeing). Funding for the acquisition is included in the LACFCD's Fiscal Year 2008-09 Budget.

As consideration for the Quitclaim of Easement in Parcel 119EX (2,171 square feet), Mar Canyon Grand, LLC granted the LACFCD an alternative easement in Parcel 1AWA.1 containing 9,247 square feet, relocated the existing water pipeline, and constructed a conduit to facilitate our installation of our telemetry system on their property, as shown on the attached Map No. 176-RW 20.1.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Telemetry Project will allow the LACFCD to monitor injection rates that impact groundwater levels resulting in a more efficient operation of the WCBBP to better protect the groundwater basin, a major source of municipal water supply for the South Bay area of the County of Los Angeles. Installation of the telemetry system includes two 2.5-inch conduct lines and appurtenances that will run adjacent to the existing waterline. Parcel 122T is located west of Sepulveda Boulevard, between Imperial Highway and Walnut Avenue in the City of El Segundo, as shown on the attached Map No. 176-RW 20.8. Boeing executed an Agreement to Convey and Claim for Payment and has signed a Temporary Construction Easement in Parcel 122T in favor of the LACFCD. Acquisitions in excess of \$25,000 must be approved by your Board.

The easement is authorized by Section 2, Paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and as such shall have power...13. To lease, sell, or dispose of any property (or any interest therein) whenever in the judgment of said Board of Supervisors, said property, or any interest therein, or part thereof, is no longer required for the purposes of said district..."

Parcel 119EX is located on the south side of Grand Avenue, east of Illinois Street in El Segundo, as shown on attached Map No. 176-RW 20.1.

The attached Quitclaim of Easement document has been approved by County Counsel.

### **ENVIRONMENTAL DOCUMENTATION**

CEQA requires public agency decision-makers to document and consider the environmental implications of their actions. The Telemetry Project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines because it consists of the minor alteration of an existing public facility involving no expansion of use.

The quitclaim of easement project is categorically exempt from the provisions of CEQA pursuant to Section 15312 of the CEQA Guidelines because it consists of a transfer of surplus government property, which is not of Statewide regional significance pursuant to Section 15206(b) of the CEQA Guidelines and Class 12 of the Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. Upon approval of the exemption by your Board, a \$50 handling fee will be paid to the Registrar-Recorder/County Clerk for filing a Notice of Exemption in accordance with the requirements of Section 21152(a) of the California Public Resources Code.

These exemptions provide for the installation of telemetry systems in existing water transmission facilities.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

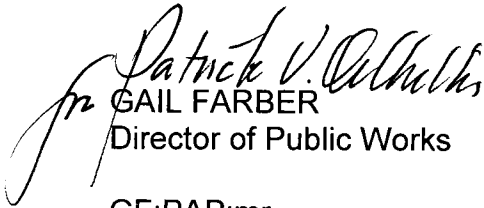
Implementation of the WCBBP Telemetry System Phase 1B will result in improvement of the LACFCD infrastructure.

The Honorable Board of Supervisors  
June 2, 2009  
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**CONCLUSION**

Please return one copy adopted of this letter and the executed original Quitclaim of Easement document to Public Works, Mapping & Property Management Division.

Respectfully submitted,

  
GAIL FARBER  
Director of Public Works

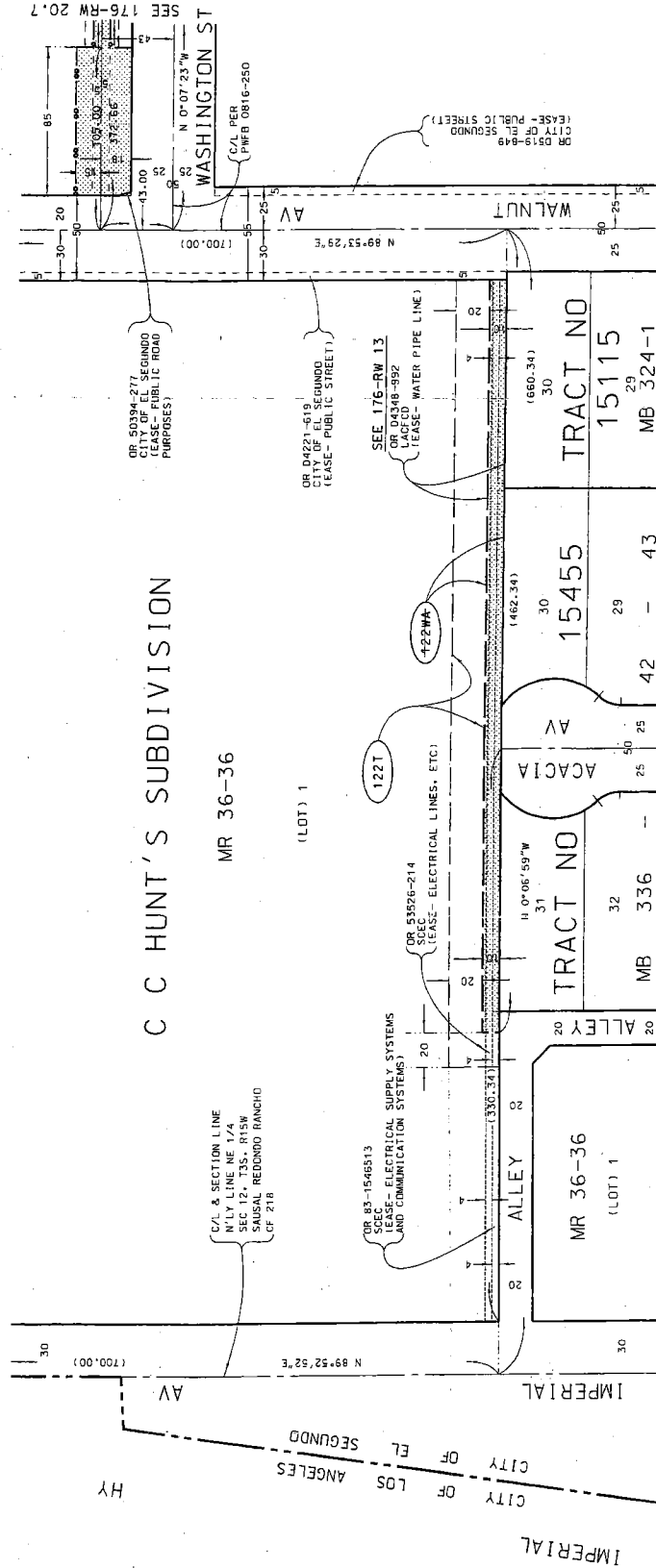
GF:PAP:mr

Attachments (3)

c: Auditor-Controller (Accounting Division - Asset Management)  
Chief Executive Office (Lari Sheehan)  
County Counsel  
Executive Office

100

RECORD DISTANCES SHOWN IN ( ).  
DISTANCES SHOWN IN FEET UNLESS OTHERWISE INDICATED.  
AREAS SHOWN IN SQUARE FEET UNLESS OTHERWISE INDICATED.  
OWNERSHIP TYPES AND ACTUAL EXISTENCE OF FOREIGN EASEMENTS  
ARE NOT CURRENT.  
EXISTING FLOOD RIGHT OF WAY (EASEMENT):  
PROPOSED TEMPORARY EASEMENT:  
1A DENOTES WATER LINES AND APPURTENANT STRUCTURES.  
1B DENOTES TEMPORARY CONSTRUCTION AREA.  
SCEC DENOTES SOUTHERN CALIFORNIA Edison COMPANY.  
LACFD DENOTES LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.



FOR R/W ACQUIRED  
PRIOR TO 7-01--05  
SEE 176-RW 13

PANEL NO.	PROPERTY OWNER	VESTING DEED	TOTAL	ACQ.	EXCESS	REWR.	ACQ. RECORDING DATA G.R. DOCUMENT NO.	REFERENCES	REVISED	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
422WA	HUGHES SPACE AND COMMUNICATIONS COMPANY	OR 97-216862	9.64 ACS	4303			CANCELED	TO 702 (GT) 1M 084-157 176-D90.1 TO .9	5/01/06 6/28/07	
122T									CHECKED BY: J NODUM	WEST COAST BASIN BARRIER PROJECT FRANKLIN AV TO IMPERIAL HY
									BY DIRECTOR OF:	
									APPROVED IN WETLANDS	
	REMAINDER AREA INCLUDES SLOPES, DRAINS AND TEMPORARY CONSTRUCTION EASEMENTS								DATES: 3/30/06	NO. 176-RW 20.8
									MAINTENANCE & PROPERTY MANAGEMENT	

ORIGINAL

RECORDING REQUESTED BY  
AND MAIL TO:

Mar Canyon Grand, LLC  
c/o Mar Ventures, Inc  
2050 West 190<sup>th</sup> Street, Suite 108  
Torrance, CA 90504

Documentary Transfer Tax is \$  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

Space above this line reserved for Recorder's use

Assessor's Identification Number:  
4139-006-078 (Portion)

## QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to MAR CANYON GRAND LLC, a California limited liability company, all its right, title, and interest in and to that certain easement for water pipe lines acquired by Final Order of Condemnation recorded September 21, 1967, as Document No. 3884, in Book D3775, page 828, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of El Segundo, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Dated 6-2-09



LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By *Don Krabe*  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:  
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors of the County of  
Los Angeles

By *Lachelle Amitheman*  
Deputy

WEST COAST BASIN BARRIER PROJECT  
Parcel 119EX  
176-RW 20.1  
S.D. 4  
Project I.D. WRDW000003 H0321878



STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 2<sup>nd</sup> day of JUNE, 2009, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Lachelle Smitherman  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By Raymond G. Fortner, Jr.  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

## EXHIBIT A

**WEST COAST BASIN  
BARRIER PROJECT 119EX**  
176-RW 20.1  
A.P.N. 4139-006-078(Portion)  
T.G. 732 (G1)  
I.M. 069-157  
S.D. 4  
H0321878

### LEGAL DESCRIPTION

**Parcel No. 119EX** (Quitclaim of a portion of easement):

That portion of that certain parcel of land in Parcel 2 of Parcel Map No. 10427, as shown on map filed in Book 113, page 25, of Parcel Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 119A, in a Final Order of Condemnation, had in Superior Court Case No. 904288, in and for the County of Los Angeles, a certified copy of which was recorded on September 21, 1967, as Instrument No. 3884, in Book D3775, page 828, of Official Records, on file in the office of said Registrar-Recorder/County Clerk, lying northerly of the northeasterly line of a 20-foot wide strip of land, said strip of land lying 10 feet on each side of the following-described centerline:

Beginning at the intersection of a line parallel with and 18 feet southerly, measured at right angles, from the centerline of Grand Avenue, 60 feet wide, and a line parallel with and 6 feet easterly, measured at right angles, from the centerline of Illinois Street, 50 feet wide, as both said centerlines are shown on County of Los Angeles Department of Public Works Survey Field Book 0816, page 230, on file in the office of the Director of said Department; thence South 0°06'34" East 24.00 feet; thence South 13°13'41" West 64.90 feet; thence South 0°06'34" East 95.52 feet; thence South 54°58'30" East 197.66 feet; thence South 40°29'04" East 18.28 feet to the easterly line of said Parcel 2.

The sidelines of the above-described 20-foot wide strip of land shall be prolonged or shortened at the angle points so as terminate at their points of intersection.

Containing: 2171± square feet.

